



September 27, 2011

Collin County Commissioner's Court
Attn: Judge Keith Self
2300 Bloomdale Rd., Suite 4192
McKinney, TX 75071

Dear Sirs,

Tax Increment Finance District 1 (also referred to as Tax Reinvestment Zone 1 or TIF 1) was established by the City of Plano in 1998 under the authority contained within Chapter 311 of the Texas Tax Code. The maximum duration of the TIF 1 was for 20 years. During the current fiscal year it was determined that all of the projects have been completed that were identified in the TIF and as such early termination of the TIF 1 was ordained by the City Council during the September 26, 2011 Council Meeting. All reimbursement obligations were satisfied in 2011. After the reimbursement obligations of the TIF 1 were discharged, the residual balance is being prorated to participating taxing jurisdictions according to each jurisdiction's contributions. The purpose of the TIF 1 was to establish a regional mall site and reimburse a portion of the developer's (Taubman Realty) expense for constructing public parking decks and other identified public improvements. The TIF 1 District includes approximately 133.15 taxable acres within the city of Plano.

Enclosed please find the Annual Statements of the Tax Increment Finance District 1 (TIF 1) for the year ended September 30, 2011. Additionally, please note the following information regarding the TIF 1 District.

Amount and Source of ad valorem tax revenue for the current fiscal year:

Plano Independent School District	\$ 8,845,496
City of Plano	1,144,087
Collin County	449,804
Collin College	202,076
Total	<u>\$ 10,641,463</u>

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Amount and Purpose of Expenditures from the fund for the current fiscal year:

Pay down note payable to City of Plano	\$ 2,245,642
Administrative Fee	10,000
Distribution to Collin County	747,125
Distribution to Collin College	345,262
Distribution to City of Plano	1,793,418
Distribution to PISD	5,500,016
Total	<u>\$ 10,641,463</u>

The distributions to each participating entity are based on the following total collections:

<i>Entity</i>	<i>Amount Collected</i>	<i>% of Total</i>
Collin County	\$ 4,095,410	8.909%
Collin College	1,892,574	4.117%
City of Plano	9,830,728	21.386%
Plano Independent School District	30,148,672	65.587%

The amount of principal and interest due on outstanding bonded indebtedness: The financing plan did not use the TIF 1 fund as security for payment of bonded debt. The plan acknowledges that TIF 1 project costs were paid by either (1) Cash accumulated by the TIF 1 fund or (b) Cash advanced by a governmental agency or a private developer, with subsequent reimbursement of approved project costs as cash became available to the TIF 1 fund.

The tax increment base for the current fiscal year: \$ 21,738

Current captured appraised values for the current fiscal year: \$224,599,421

Total certified taxable value \$224,621,159

Please let me know if I can be of further assistance. Thank you.

Sincerely,



Denise Tacke
Finance Director
City of Plano, TX

cc: Monika Arris, Director of Budget and Finance

CITY OF PLANO, TEXAS
STATEMENT OF FUND NET ASSETS
TAX INCREMENT FINANCING DISTRICT #1
AS OF SEPTEMBER 30, 2011 (with comparative totals for 2010)

	<u>2011</u>	<u>2010</u>
ASSETS		
Cash and cash equivalents	\$ -	\$ -
Total Assets	<u>-</u>	<u>-</u>
LIABILITIES		
Notes payable	-	2,201,610
Total Liabilities	<u>-</u>	<u>2,201,610</u>
NET ASSETS		
Unrestricted	-	(2,201,610)
Total Net Assets	<u>-</u>	<u>\$ (2,201,610)</u>

CITY OF PLANO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET
ASSETS
TAX INCREMENT FINANCING DISTRICT #1
FOR THE YEAR ENDED SEPTEMBER 30, 2011 (with comparative totals for 2010)

	<u>2011</u>	<u>2010</u>
REVENUES		
Miscellaneous	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
EXPENSES		
Contractual services	-	-
Administrative fees	10,000	10,000
Total expenses	<u>10,000</u>	<u>4,740,878</u>
Operating loss	(10,000)	(10,000)
NONOPERATING REVENUES (EXPENSES)		
Property taxes	10,641,463	4,526,893
Distribution to participating taxing entities	(8,385,821)	
Interest expense	(44,032)	(321,027)
Total nonoperating revenues	<u>2,210,610</u>	<u>4,205,866</u>
Change in net assets	2,201,610	4,195,866
Total net assets (deficit) - beginning	(2,201,610)	(6,397,476)
Total net assets (deficit) - ending	<u>\$ -</u>	<u>\$ (2,201,610)</u>

CITY OF PLANO, TEXAS
STATEMENT OF CASH FLOWS
TAX INCREMENT FINANCING DISTRICT #1
FOR THE YEAR ENDED SEPTEMBER 30, 2011

	<u>2011</u>	<u>2010</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash payments to suppliers for goods and services	<u>\$ (2,211,610)</u>	<u>\$(4,205,866)</u>
Net cash proved by operating activities	<u>(2,211,610)</u>	<u>(4,205,866)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:		
Property taxes	10,641,463	4,526,893
Distribution to participating taxing entities	<u>(8,385,821)</u>	<u>-</u>
Net cash provided by noncapital financing activities	<u>2,255,642</u>	<u>4,526,893</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Interest expense	<u>(44,032)</u>	<u>(321,027)</u>
Net cash used for capital and related financing activities	<u>(44,032)</u>	<u>(321,027)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale and maturities of investment securities	<u>-</u>	<u>-</u>
Net cash used in investing activities	<u>-</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	-	-
Cash and cash equivalents, October 1	<u>-</u>	<u>-</u>
Cash and cash equivalents, September 30	<u>\$ -</u>	<u>\$ -</u>

CITY OF PLANO, TEXAS
STATEMENT OF CASH FLOWS
TAX INCREMENT FINANCING DISTRICT #1
FOR THE YEAR ENDED SEPTEMBER 30, 2011
(continued)

	<u>2011</u>	<u>2010</u>
RECONCILIATION OF OPERATING INCOME		
TO		
NET CASH PROVIDED (USED) BY OPERATING		
ACTIVITIES:		
Operating loss	<u>\$ (10,000)</u>	<u>\$(10,000)</u>
Adjustments to reconcile operating income to net cash		
provided by operating activities:		
Changes in assets and liabilities -		
Increase (decrease) in		
Notes payable	<u>(2,201,610)</u>	<u>(4,195,866)</u>
Total adjustments	<u>(2,201,610)</u>	<u>(4,195,866)</u>
Net cash used by operating activities	<u><u>\$(2,211,610)</u></u>	<u><u>\$(4,205,866)</u></u>

ORDINANCE NO. 2011-9-33

An Ordinance terminating Tax Increment Reinvestment Zone Number One, City of Plano, Texas; authorizing the distribution of tax increment funds of the zone to taxing units participating in the zone in accordance with the Texas Tax Code; and providing a repealer clause, a savings clause, a severability clause, and an effective date.

WHEREAS, on November 23, 1998 the City Council of the City of Plano, Texas adopted Ordinance No. 98-11-38 designating Tax Increment Reinvestment Zone Number One, City of Plano, Texas, ("TIF 1"); and

WHEREAS, the Zone was created to help finance the construction of public improvements within the boundaries of TIF 1 as described in attached Exhibit "A"; and

WHEREAS, Ordinance No. 98-11-38 provides that TIF 1 will expire on December 31, 2019 or an earlier termination date designated by subsequent ordinance, or the date on which all project costs, tax increment bonds and interest on those bonds have been paid or otherwise satisfied in full; and

WHEREAS, since TIF 1 was created, all of the projects have been completed, fully funded and no additional projects have been identified; and

WHEREAS, accordingly the City Council finds that the need for TIF 1, as stated in Ordinance No. 98-11-38, no longer exists; and

WHEREAS, in accordance with Section 311.017(a)(1) of the Texas Tax Code, the City Council wishes to terminate TIF 1;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:

ORDINANCE NO. 2011-9-33

Section I. After reviewing all information before it regarding TIF 1, the City Council hereby makes the following findings of fact:

1.1. The statements and facts set forth in the recitals of this Ordinance are true and correct.

1.2. All of the TIF 1 projects have been completed, fully funded and no additional projects have been identified. As a result, the need for TIF 1 no longer exists.

1.3. In accordance with Section 311.017(a)(1) of the Texas Tax Code and Section V of Ordinance No. 98-11-38, the City Council has authority to terminate TIF 1 on an earlier date than the stated termination date.

1.4. The procedural requirements of Section 311.003(c) of the Texas Tax Code apply only to an instance to extend the termination date of a tax increment reinvestment zone and not to the herein instance of early termination.

Section II. Based on the foregoing, the City Council hereby terminates Tax Increment Reinvestment Zone Number One, City of Plano, Texas; and

Section III. The City Council directs the City Manager or his authorized designee promptly to distribute all monies in the Tax Increment Fund of TIF 1 to the participating taxing units, including the City, in proportion to the respective amounts of deposits made by such taxing units during the term of TIF 1.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.


ORDINANCE NO. 2011-9-33

Section V. The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VII. This Ordinance shall become effective from and after its passage.

DULY PASSED AND APPROVED this 26th day of September, 2011.




Phil Dyer, MAYOR

ATTEST:


Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:


Diane C. Wetherbee, CITY ATTORNEY

113.949 ACRE
JOHN MOUNTS SURVEY, ABSTRACT 610
AND THE R. LUDDINGTON SURVEY, ABSTRACT 548
CITY OF PLANO, COLLIN COUNTY, TEXAS

Being a tract of land situated in the J. Mounts Survey, Abstract 610 and the R. Luddington Survey, Abstract 548, City of Plano, Collin County, Texas and further described as follows:

BEGINNING at the intersection of the northerly line of Park Boulevard (a 120-foot wide right-of-way) and the easterly line of Plano Parkway (a 110-foot wide right-of-way);

THENCE along the said easterly line of Plano Parkway the following two (2) courses:

North 00°02'27" East, 85.12 feet to the beginning of a curve to the left;

Northwesterly, 1458.59 feet along the arc of said curve to the left, having a central angle of 78°28'56", a radius of 1064.84 and whose long chord bears North 39°12'00" East, 1347.00 feet;

THENCE North 00°17'05" East, 855.81 feet;

THENCE North 89°59'26" East, 1332.70 feet to a point on the westerly line of Communications Parkway (a variable width right-of-way) and the beginning of a non-tangent curve to the left;

THENCE Along the westerly line of Communications Parkway the following four (4) courses:

Northerly, 335.69 feet along the arc of said non-tangent curve to the left, having a central angle of 09°53'19", a radius of 1945.00 feet and whose long chord bears North 04°55'56" West, 335.27 feet to the beginning of a curve to the right;

Northerly, 194.82 feet along the arc of said curve to the right, having a central angle of 05°25'65", a radius of 2055.00 feet and whose long chord bears North 07°09'38" West 194.75 feet to the beginning of a curve to the right;

Northerly 519.08 feet along the arc of said curve to the right, having a central angle of 14°28'22", a radius of 2055.00 feet and whose long chord bears North 02°47'30" East, 517.71 feet;

North 10°01'41" East, 255.07 feet;

THENCE South 79°58'20", 55.00 feet;

THENCE North 10°01'41" East, 410.02 feet to the beginning of a curve to the left;

THENCE 357.02 feet along the arc of said curve to the left, having a central angle of 10°14'04", a radius of 1998.74 feet and whose long chord bears North 04°54'39" East, 356.55 feet;

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THENCE North 00°12'23" West, 0.11 feet;

THENCE North 89°54'29" East, 55.00 feet to the beginning of a non-tangent curve to the right;

THENCE Southerly, 366.85 feet along the arc of said non-tangent curve to the right, having a central angle of 10°14'04", a radius of 2053.74 feet and whose long chord bears South 04°54'39" West, 366.36 feet;

THENCE South 10°01'41" West, 410.02 feet to the beginning of a curve to the left;

THENCE Southerly, 569.41 feet along the arc of said curve to the left, having a central angle of 41°00'15", a radius of 795.00 feet and whose long chord bears South 10°29'27" East, 557.32 feet;

THENCE South 40°09'26" East, 53.88 feet to a point on the northerly line of Chapel Hill Road (a variable width right-of-way);

THENCE along the northerly line of Chapel Hill Road the following five (5) courses:

North 89°57'30" East, 230.24 feet;

North 00°02'30" West, 46.00 feet;

North 89°57'30" East, 393.24 feet to the beginning of a curve to the right;

Easterly, 67.12 feet along the arc of said curve to the right, having a central angle of 04°14'57", a radius of 905.00 feet and whose long chord bears North 84°06'16" East, 67.10 feet to the beginning of a curve to the left;

Northeasterly, 64.11 feet along the arc of said curve to the left, having a central angle of 91°49'36", a radius of 40.00 feet and whose long chord bears North 40°18'56" East, 57.46 feet to a point on the westerly line of the Dallas North Tollway (a variable width right-of-way);

THENCE along said westerly line of said Dallas North Tollway the following five (5) courses:

South 15°35'52" East, 844.12 feet to the beginning on a curve to the right;

Southerly, 590.41 feet along the arc of said curve to the right, having a central angle of 06°03'46", a radius of 5579.58 feet and whose long chord bears 02°33'59" East, 590.13 feet;

South 00°27'54" West, 1170.71 feet to the beginning of a curve to the right;

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Southerly 47.78 feet along the arc of said curve to the right, having a central angle of $02^{\circ}08'06''$, a radius of 1282.39 feet and whose long chord bears South $01^{\circ}32'00''$ West, 47.78;

South $36^{\circ}35'52''$ West, 24.12 feet to the afore mentioned northerly line of Park Boulevard;

THENCE along the northerly line of Park Boulevard the following three (3) courses:

South $71^{\circ}56'18''$ West, 186.20 feet to the beginning of a curve to the right;

Westerly, 281.90 feet along the arc of said curve to the right, having a central angle of $18^{\circ}03'00''$, a radius of 894.82 feet and whose long chord bears South $80^{\circ}57'48''$ West, 280.73 feet;

South $89^{\circ}59'18''$ West, 1103.31 feet to the POINT OF BEGINNING and containing a computed area of 113.949 acres of land,

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